

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

In Re:	)	
	)	Bankruptcy Case
EAGLE PROPERTIES AND	)	No. 23-10566-KHK
INVESTMENTS LLC	)	
	)	Chapter 7
Debtor	)	

**TRUSTEE’S REPORT OF SALE**

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 9/9/2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 3012 Dupont Ave, Baltimore MD (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:	10/3/2024
Property Sold:	3012 Dupont Ave, Baltimore MD
Purchasers:	Dime & Penny LLC
Purchase Price:	\$100,000.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	<b>\$8,000.00</b>

Dated: 11/27/2024

Respectfully submitted,

/s/ H. Jason Gold  
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117  
PO Box 57359  
Washington DC 20037  
Chapter 7 Trustee

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File No. 24-10896-MD	7. Loan No.	8. Mortgage Insurance Case No.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: Dime & Penny, LLC 2567 Chain Bridge Road Vienna, VA 22181	E. Name & Address of Seller: H. Jason Gold, Trustee of H. Jason Gold, Chapter 7 Trustee Not individually but solely in his capacity as the Chapter 7 Trustee in Bankruptcy In re: Eagle Properties and Investments LLC Bankruptcy Case No: 23-10566-KHK PO BOX 57359 Washington, DC 20037	F. Name & Address of Lender: Amit Jain 2567 Chain Bridge Road 2E Vienna, VA 22181
G. Property Location: 3012 Dupont Avenue Baltimore, MD 21215	H. Settlement Agent: Strategic National Title Group LLC  Place of Settlement: 6829 Elm Street Suite 200 McLean, VA 22101	I. Settlement Date: 10/03/2024 Funding Date: 10/03/2024 Disbursement Date: 10/03/2024

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$100,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$55,921.31
104. Real Estate Tax refund 2023-2024	\$2,301.82
105.	
Adjustment for Items paid by seller in advance	
106. City/Town Taxes	
107. County Taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	\$158,223.13
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	
202. Principal amount of new loan(s)	\$150,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209. Security Deposit - Assumed by Buyer Outside of Closing	
Adjustments for Items unpaid by seller	
210. City/Town Taxes	
211. County Taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	\$150,000.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$158,223.13
302. Less amounts paid by/for borrower (line 220)	\$150,000.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$8,223.13

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$100,000.00
402. Personal property	
403.	
404. Real Estate Tax refund 2023-2024	\$2,301.82
405.	
Adjustment for Items paid by seller in advance	
406. City/Town Taxes	
407. County Taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	\$102,301.82
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$14,150.00
503. Existing loan(s) taken subject to	
504. Payoff to Bala Jain, LLC	\$88,151.82
505. Payoff of Second Mortgage Loan	
506.	
507.	
508.	
509. Security Deposit - Assumed by Buyer Outside of Closing	
Adjustments for Items unpaid by seller	
510. City/Town Taxes	
511. County Taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$102,301.82
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$102,301.82
602. Less reductions in amounts due seller (line 520)	\$102,301.82
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The Information requested does not lend itself to confidentiality.

700. Total Real Estate Broker Fees		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows :			
701. \$4,500.00 to CENTURY 21 New Millennium			
702. \$0.00 to CENTURY 21 New Millennium			
703. Commission paid at settlement			\$4,500.00
704.			
800. Items Payable in Connection with Loan			
801. Our origination charge			
802. Your credit or charge (points) for the specific interest rate chosen			
803. Appraisal fee			
804. Credit report			
805. Tax service			
806. Flood certification			
807. Rehab hold Back to Amit Jain	\$50,000.00		
808.			
809.			
810.			
900. Items Required by Lender to be Paid In Advance			
901. Daily Interest charges from 10/03/2024 to 11/01/2024			
902. Mortgage Insurance premium			
903. Homeowner's insurance			
904. Real Estate Taxes 2024-2025 to Baltimore City Treasurer's Office			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account			
1002. Homeowner's Insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment \$0.00			
1100. Title Charges			
1101. Settlement or closing fee to Strategic National Title Group LLC			
1102. Owner's title insurance to Stewart Title Guaranty Company	\$515.00		
1103. Lender's title insurance to Stewart Title Guaranty Company			
1104. Lender's title policy limit \$			
1105. Owner's title policy limit \$100,000.00			
1106. Title - Binder Prep Fee to Strategic National Title Group LLC	\$150.00		
1107. Title - Deed Prep Fee to Dhillon Law Firm	\$175.00		
1108. Title - e-Connect & e-Doc Storage Fee to Strategic National Title Group LLC	\$60.00		
1109. Title - Examination Fee to Strategic National Title Group LLC			
1110. Title - Overnight Fee to FedEx	\$65.00		
1111. Title - Processing Fee to Strategic National Title Group LLC			
1112. Title - Recording Fee to Strategic National Title Group LLC	\$20.00		
1113. Title - Release Procurement Fee to Strategic National Title Group LLC			
1114. Title - Search Abstract Fee to Nationwide Abstrax, LLC	\$195.00		
1115. Title - Settlement Fee to Strategic National Title Group LLC	\$150.00		\$150.00
1200. Government Recording and Transfer Charges			
1201. Recording fees: Deed \$60.00 Mortgage \$115.00 Release \$ to Circuit Court for Baltimore City	\$175.00		
1202. City/County tax/stamps Deed \$1,500.00 Mortgage \$ to Director of Finance	\$750.00		\$750.00
1203. State tax/stamps Deed \$500.00 Mortgage \$ to Circuit Court for Baltimore City	\$250.00		\$250.00
1204. Recordation Tax - City (Deed) to Director of Finance	\$500.00		\$500.00
1205. Record Mortgage to Director of Finance			
1206. Recordation Tax - City (Deed of Trust) to Director of Finance	\$500.00		
1300. Additional Settlement Charges			
1301. 2024-2025 RE Tax to Baltimore City Treasurer's Office	\$2,360.00		
1302. Bankruptcy Estate Payment			\$5,000.00
1303.			
1304. Trustee Commission			\$3,000.00
1305. Lien Certificate to SNTG fbo Clerk of the Circuit Court	\$56.31		
1306.			
1307. Water Escrow to Strategic National Title Group LLC			
1308.			
1309.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	\$55,921.31		\$14,150.00

See signature addendum